

# williamslettings



**12 Franklyn Avenue, Prestatyn,  
Denbighshire, LL19 7ED**

**£950 PCM**



**EPC - D67    Council Tax Band - C    Deposit - £950 PCM**

# Franklyn Avenue, Prestatyn

## 2 Bedrooms - Bungalow - Detached

A well presented detached bungalow situated in a popular residential area in Prestatyn and within easy access to the seaside promenade. The accommodation briefly comprises of entrance hallway, living room, modern fitted kitchen, conservatory, two bedrooms and a modern fitted shower room. To the outside there are gardens to the front and rear together with driveway for off street parking. The property benefits from having double glazing and gas central heating. To be considered for this property you will need an annual income of above £28,500.

### Accommodation

Via a double glazed door with matching side panels leading into the entrance hallway.

### Entrance Hallway

With laminate flooring, radiator, electric meter cupboard, power point, inset spot lighting, airing cupboard providing ample storage space, smoke alarm and doors off.

### Living Room

13'10" x 11'6"

Having coved ceiling, radiator, ample power points, carpet flooring, TV aerial point, telephone socket, radiator and a boxed bay double glazed window overlooking the front elevation.

### Kitchen

10'6" x 10'8"

Comprising of a range of modern wall, drawer and base units with complementary worktop surfaces over, tiled splash back, void for slotted cooker, washing machine and fridge freezer, laminate flooring, radiator, stainless steel extractor fan, wall mounted central heating boiler, stainless steel sink and drainer with mixer tap over, ample power points, inset spot lighting, loft access hatch, TV aerial point and a double glazed window overlooking the conservatory.

### Conservatory

6'1" x 8'8"

With power points, wall lighting, laminate flooring, radiator, double glazed window surround and a double glazed door allowing access onto the rear garden.

### Bedroom One

13'10" x 8'2"

Having coved ceiling, laminate flooring, power points, radiator and a double glazed window to the front elevation.

### Bedroom Two

13'0" x 8'10"

With radiator, coved ceiling, carpet flooring, power points, TV aerial point and a double glazed window to the rear elevation.

### Bathroom

7'6" x 7'7"

A fitted suite comprising of large enclosed shower cubicle with tiled surround, pedestal wash basin, low flush WC, heated towel rail, inset spot lighting, extractor fan, part tiled walls, vinyl flooring and obscure double glazed window to the side elevation.

### Outside

The property is approached by a concrete driveway allowing for ample off-street parking. The front garden is landscaped for ease of maintenance. The driveway in-turn leads to a timber gateway which gives access to the rear garden. The rear garden having a raised decked area and mainly laid-to-lawn and bound by fencing having the benefits of outside timber store and lighting and enjoying a sunny aspect.


### Directions

Proceed from the Prestatyn office to the mini roundabout taking the third exit onto Ffordd Pendyffryn. Turn immediately onto Fforddisa and continue along to the cross roads. Turn right onto Ffordd Penrhwyfya and continue along towards the Ffrith. Just before the Ffrith turn left onto Lon Dyfy to the T junction and turn left onto Marion Road. Continue along onto Garnett Drive and Franklyn Avenue can be found on the right hand side.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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